

**PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903-3902**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, March 23, 2009, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**On February 23, 2009, the following members continued the following matter for further details:**

**YORK, STROTHER, EGAN, WOLF AND UNDERWOOD**

**LUCILLA CARASCO: 543-549 Broad Street (corner Parkis Ave.) Lot 32 on the Tax Assessor's Plat 30 located within a Limited Commercial C-1 Zone and the Commercial Corridor Overlay District (CCOD); to be relieved from Sections 303-use 58 (entertainment), 507.4(O) (utilities &**

services), 507.6(B) (parking – CCOD), and 703.2 (parking). The existing building contains 4 commercial spaces on the first floor and office space on the second floor. The applicant proposes to expand the existing restaurant (containing 10 seats, permitted) located within the southeast corner of the building into the currently vacant middle space on the first floor. The applicant further proposes to increase the number of seats from 10 to 114 seats in order to provide a banquet facility within the restaurant space. There is another existing restaurant located within the southwest corner of the structure, which will remain unchanged. The applicant is requesting a use variance in order to provide entertainment within the proposed banquet facility, and a dimensional variance relating to the parking requirement; whereby, the on-site parking obligation for the entire structure requires 25 parking spaces, the existing on-site parking area supports 12 vehicle spaces. The lot in question contains approximately 12,092 square feet of land area.

## **NEW MATTERS**

**GFM REALTY, LLC, OWNER AND THE RACK, INC., D/B/A SMOKE, APPLICANT AND LESSEE:** 114 Spruce Street, Lot 546 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit under Section 303-use code 58 pursuant to Section 200 in the proposed inclusion of entertainment within the existing bar and cigar lounge. The lot in question contains approximately 4,065 square feet of land area.

**NICKLAS OLDENBURG & PAUL CARTER: 125 Hope Street, Lot 602 on the Tax Assessor's Plat 17 located in a Residential R-1 One-Family Zone; to be relieved from Sections 403(B) and 403(I) in the proposed demolition of the existing garage to the foundation, and the construction of a new 2-story building (31'8" x 20'4") on the existing foundation with a 6' x 11'4" stairway addition. The new construction would support 3-bay parking on the first floor and accessory living quarters (recreation room) on the second floor. Sections 403(B) and 403(I) require that the proposed accessory structure be no closer than 10 feet to any lot line, and no higher than 20 feet. The new structure would be constructed on the existing foundation at the northeast corner of the subject property and would have a side yard of one foot and a rear yard of two feet, and would be approximately 25'10" in height; therefore, requiring a dimensional variance. The existing single-family dwelling will remain unchanged. The lot in question contains approximately 11,608 square feet of land area.**

**GARY HALLQUIST: 211 Montgomery Avenue, Lots 583 & 584 on the Tax Assessor's Plat 87 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 204.2 and 304 in the proposed**

construction of a 22' x 45' single-family dwelling on Lot 583. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, the subject lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a single-family dwelling on Lot 583, which also requires relief from provisions governing rear yard setback. Lot 583 contains approximately 3,048 square feet of land, and Lot 584 contains 3,359 square feet of land area.

**LAKHANA & JENNI SERI:** 48 Galileo Avenue, Lot 247 on the Tax Assessor's Plat 129 located in a Residential R-1 One-Family Zone; to be relieved from Section 304 pursuant to Section 200 in the proposed construction of a 258 square foot addition to the existing single-family dwelling by replacing the existing roof deck in order to create additional interior living space. The applicant is requesting a dimensional variance relating to regulations governing minimum side yard setback. The lot in question contains approximately 9,164 square feet of land area.

**7:00 P.M.**

**RHODE ISLAND STATE PIER PROPERTIES, LLC (OWNER OF LOTS 481 & 489) AND CARGILL, INC. (OWNER OF LOT 128): 170-180, 184 & 186-200 Allens Avenue, Lots 481, 489 and 128 on the Tax Assessor's Plat 46 located within a Waterfront W-3 Zone; to be relieved from Sections 303-use code 33.3 (transient amusement); 303-use code 33.4 (outdoor entertainment); 303-use code 64.1 (parking lot, principle use); 303-use code 52 (outdoor trade); 303-use code 58 (restaurant with entertainment); 401.1 (outdoor restaurant seating); 425 (landscaping); and 705.4 (paving, parking areas). The applicant seeks variances to (a) allow outdoor restaurant seating, 38 seats for the restaurant and bar with outdoor entertainment on Lot 481; (b) remove the time restrictions for the parking on Lot 481, pursuant to Section 903.7; (c) allow parking spaces for 522 vehicles to be divided onto Lots 481, 489 and 128; (d) to defer landscaping, tree planting and paving for the parking areas; and (e) allow transient amusement,**

**outdoor entertainment and outdoor trade uses on Lots 481, 489 and 128. The applicant is requesting a use variance for the aforementioned use codes and a dimensional variance from regulations governing paving and landscaping. The lots in question together contain approximately 188,013 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 421-7740 EXT. 376**